

# Plan Implementation

The Plan Implementation Chapter identifies the policies necessary to ensure that the recommendations of the *Comprehensive Plan* are carried out effectively. These policies include a plan monitoring process to provide consistency among the *Plan* chapters and to ensure the *Plan* remains responsive to the dynamic needs of the community. The chapter also identifies a work program of key public improvements, ordinance and code changes, additional planning studies, and other programs and initiatives the City will pursue in achieving the long-term development pattern envisioned in the *Plan*.

The *Comprehensive Plan* is intended to encourage consistent public and private decisions that will result in coherent and sustainable development for the next two decades and beyond. To do this, the *Plan* relies on a continuous planning program that overlays traditional plan implementation techniques with a strategic planning perspective.

Much of plan implementation occurs on a case-by-case basis through review of proposed site plans, conditional uses, rezoning applications, subdivision developments, the acquisition and clearance of land, and the provision of public improvements and facilities. Implementation also occurs on a daily basis through an ongoing process within local government that involves orderly procedures for gathering information, making recommendations, and taking action. This ongoing system of analysis, of studying the situation, and reaching rational conclusions about community needs and the best courses of municipal action, all occurs within the conceptual and policy framework established by the *Comprehensive Plan*.

To these traditional implementation activities, the *Plan* adds a deliberate strategic perspective that concentrates on a limited number of issues, explicitly considers available resources, and attempts to address significant priority problems and opportunities. This approach is results-oriented, and emphasizes the allocation of fixed organizational resources to critical strategic issues. The resulting continuous planning program provides an improved capacity for the City to both define long-term directions for change and deliver the necessary organizational and community resources to bring about such change.

## Goals and Objectives

**Goal:** Ensure the ongoing implementation of the *Comprehensive Plan* as a relevant, usable, current, and consistent statement of City policy regarding land use, physical development, and public facilities.

## Goals and Objectives

**Objective 1 – Annual Report:** Prepare an annual report describing how the *Comprehensive Plan* has been used and what changes have occurred that may affect the relevance of the document.

**Objective 2 – Periodic Amendments:** Periodically propose amendments to the *Comprehensive Plan* as conditions warrant.

**Objective 3 – Regular Reviews:** Conduct regular reviews of the *Comprehensive Plan*.

**Objective 4 – Work Program:** Carry out a coordinated work program of short- and long-term actions to guide the ongoing implementation of the *Comprehensive Plan*.

## Objectives and Policies

### Objective 1 – Annual Report

**Prepare an annual report describing how the *Plan* has been used and what changes have occurred that may affect the relevance of the document.**

#### Policies:

1. **Annual Reports:** Prepare an annual report on the status of the *Comprehensive Plan*. The report, prepared by the City Planning Division, should summarize:
  - How the *Plan* was used to guide major spending, regulatory, and construction decisions;
  - How development and redevelopment coincided with the guidance of the *Plan*;
  - How the Eau Claire community may have changed in ways that warrant amendments to the *Plan*.
  - The status of efforts to implement the Plan Implementation Work Program.

No *Plan* amendments would be necessitated in conjunction with the preparation of the annual reports, although the reports may recommend consideration of future amendments.

2. **Transmittal:** Transmit the annual report to the Plan Commission and the City Council and make it available to the public. The report should also be transmitted to other government jurisdictions in the metropolitan area.

### Objective 2 – Periodic Amendments

**Periodically propose amendments to the *Comprehensive Plan* as conditions warrant.**

Some sections of the *Comprehensive Plan* may be subject to more frequent revision and amendment than others. The *Plan* goals are the least likely to change over the twenty-year planning horizon of the *Plan*. The objectives may be subject to some degree of refinement over a five- to ten-year period. Policies and recommended actions are more likely to be adjusted within five years as community circumstances evolve or implementation experiences lead to refinement of future programs. Changes to the *Plan* maps will depend on the magnitude of the revision, their relationship to the Goals and Objectives, and the nature of the changing circumstances that lead to the desire for amendments.

### **Policies:**

- 1. Plan Amendments:** Initiate consideration of *Comprehensive Plan* amendments through the City Plan Commission from time-to-time as circumstances warrant. The City Council will exercise final approval of formal amendments to the *Plan* text and maps. Notification of proposed amendments will be provided to the media and posted on the City web site. The City will also provide notification about proposed amendments to all county and municipal jurisdictions included in the original notification about the *Plan* adoption. In considering plan amendments, the Plan Commission and City Council shall identify and evaluate all factors relevant to the proposed amendment, including, but not limited to, the following:
  - Whether the proposed change is justified by an error in the *Comprehensive Plan* as originally adopted;
  - Whether the proposed change is generally consistent with goals, objectives, and other elements of the *Comprehensive Plan*;
  - Whether the proposed change is justified by a change in community conditions or neighborhood characteristics since adoption of *Plan*;
  - Whether the proposed change creates an adverse impact on public facilities and services, including roads, sewers, water supply, drainage, schools, police, fire, and parks, that cannot be reasonably mitigated;
  - Whether the proposed change creates an adverse impact on landmarks or other historically significant structures or properties that cannot be reasonably mitigated;
  - Whether development resulting from the proposed change would create an undue adverse impact on surrounding neighborhoods;
  - Whether the proposed change would have a significant adverse impact on the natural environment, including wooded areas, slopes, groundwater, and other significant natural resources that could not be mitigated;
  - Whether the proposed change would have an adverse impact on the capacity of the City to meet its affordable housing objectives;
  - Whether there was a change in City-adopted policies or codes that would justify a change in the *Comprehensive Plan*;
  - The impact of the proposed change on the City's adopted development policies, and the fiscal and operational capacity of the City to provide any services, facilities, or programs that might be required if the change were adopted.

### **Objective 3 – Regular Reviews**

#### **Conduct regular reviews of the *Comprehensive Plan*.**

##### **Policies:**

- 1. Five-year Review:** Conduct a full review of the *Comprehensive Plan* at least once every five years. The review shall be conducted under the oversight of the Plan Commission and shall identify those features that are out-of-date or ineffective and shall recommend a tentative schedule for amending or revising the *Plan*. The Five-year Review shall also include an assessment of the City's overall progress toward achieving the goals, objectives, and policies of the *Comprehensive Plan* and recommendations for adjustments to *Plan* policies or the Plan Implementation work Program that should be considered prior to the scheduled ten-year update of the *Plan*.
- 2. Ten-year Update:** Conduct a detailed assessment and update of the *Comprehensive Plan* at least once every ten years. The assessment process should be conducted through the Plan Commission and should include a citizens advisory committee to assist in the review of the *Plan* text and maps. The update of the *Plan* should include incorporation of the most current projections for population and land use growth. Upon completion of the *Plan* assessment process, a comprehensive proposal for updating the *Plan* shall be submitted to the City Council for final approval.

### **Objective 4 – Work Program**

#### **Prepare and implement a coordinated Work Program of short-term and long-term actions to guide the ongoing implementation of the *Comprehensive Plan*.**

##### **Policies:**

- 1. Priority Actions:** Approve an annual work program of priority actions. Table 14-1, Plan Implementation Work Program, provides a coordinated schedule of key programs and projects that the City should seek to carry out in order to achieve the *Plan* goals and objectives, along with identification of an initial lead agent within the City of Eau Claire responsible for bringing the action item forward. The City should update and approve Table 14-1 on a regular basis, but not less than once every five years.

Responsibility for implementing specific actions shall be assigned in accordance with the City's established practices and procedures. The recommended time frame in the Work Program for each action is approximate and serves as a general guide for initiating work activities. Implementation of specific actions may vary depending upon the availability of resources and the setting of the City's annual program priorities.

The work program in Table 14-1 is organized around the following categories of implementation actions:

- Public Information
- Continuous Planning Program
- Plans and Studies
- Codes and Ordinances
- Joint Efforts
- Capital Improvements

**2. Consistency with the *Plan*:** Ensure that the City's ongoing operations and work programs directly related to physical growth of the City and the provision of public facilities are consistent with the policies of the *Comprehensive Plan*. Related operations and work programs include:

- Review of development applications
- The Capital Improvements Program
- Neighborhood and sub-area plans
- Plans of City departments and other agencies as they affect Eau Claire
- Official Maps
- The Zoning Ordinance and Zoning Map
- The Subdivision Ordinance

**Table 14-1**  
**Plan Implementation Work Program**

<b>Public Information</b>			
<b>1.1</b>	Revise the City's intergovernmental notification procedures to provide expanded notifications and communications.	Planning/ Public Works	<b>2005</b>
<b>1.2</b>	Implement a series of <i>Comprehensive Plan</i> presentations with community organizations and area jurisdictions following <i>Plan</i> adoption.	Planning	<b>2006</b>
<b>1.3</b>	Establish ongoing procedures to prepare an annual intergovernmental cooperation update report.	Planning	<b>2006</b>
<b>1.4</b>	Establish ongoing procedures to transmit annual <i>Plan</i> progress report to neighboring jurisdictions.	Planning	<b>2007</b>

<b>Continuous Planning Program</b>			
<b>2.1</b>	Continue to monitor local development trends, incentive programs, and organizational effectiveness, and make adjustments as needed.	Planning	<b>Ongoing</b>
<b>2.2</b>	Review all proposed plats and certified survey maps in the City's Extraterritorial Review Area to ensure compatibility with the <i>Comprehensive Plan</i> and City Subdivision Code.	Planning	<b>Ongoing</b>
<b>2.3</b>	Continue to regularly update and expand upon the City's Intensive Historic and Architectural Resources Survey.	Landmarks Commission	<b>Ongoing</b>
<b>2.4</b>	Continue to implement the Special Conditions and Best Management Practices of the WPDES Municipal Storm Water Permit as required by the schedule in that agreement.	Engineering	<b>2005</b>

## Plan Implementation

<b>2.5</b>	Incorporate the updated metropolitan traffic model and use as a planning tool for sub-area analysis.	Planning/ Public Works	<b>2005</b>
<b>2.6</b>	Initiate recruitment of industries in identified target groups.	Economic Development	<b>2005</b>
<b>2.7</b>	Work closely with the Metropolitan Planning Organization to update The Regional Transportation Plan.	Public Works	<b>2006</b>
<b>2.8</b>	Work with WisDOT to design the Birch Street bridge over the Eau Claire River and the link between CTH Q and Spooner Avenue in Altoona.	Public Works	<b>2006</b>
<b>2.9</b>	Seek approval by WisDOT of the future functional classification system.	Engineering	<b>2006</b>
<b>2.10</b>	Establish a citizen advisory committee to promote multi-modal and alternative modes of transportation.	Public Works	<b>2006</b>
<b>2.11</b>	Establish guidelines for land sale and financial incentives.	Finance	<b>2006</b>
<b>2.12</b>	Identify properties that are suitable for redevelopment, set priorities, and implement a plan to address them.	Redevelopment Authority	<b>2006</b>
<b>2.13</b>	Update the Section 106 Agreement to comply with State Historical Society requirements pertaining to Community Development Block Grant related projects.	Planning	<b>2006</b>
<b>2.14</b>	Consider a change to the title of the Eau Claire Landmarks Commission to the Historic Preservation Commission.	Landmarks Commission	<b>2006</b>
<b>2.15</b>	Establish the North Barstow Business Improvement District.	Economic Development	<b>2006</b>
<b>2.16</b>	Prepare design guidelines for Downtown development.	Community Development	<b>2006</b>
<b>2.17</b>	Implement the <i>Transit Development Plan</i> recommendations.	Transit	<b>2006-2010</b>
<b>2.18</b>	Create design standards for new facilities in the business parks.	Planning	<b>2007</b>
<b>2.19</b>	Write and adopt access management guidelines to improve traffic operations and safety.	Engineering	<b>2007</b>
<b>2.20</b>	Complete the jurisdictional transfer of Hastings Way from WisDOT to the City of Eau Claire.	Public Works	<b>2007</b>
<b>2.21</b>	Support expansion of the County Courthouse complex in a manner consistent with the neighborhood plan.	City Manager	<b>2008-2010</b>
<b>2.22</b>	Complete the redevelopment of the North Barstow Redevelopment District.	Redevelopment Authority	<b>2009</b>
<b>2.23</b>	Seek opportunities to retrofit streets with bicycle lanes that are designated as bicycle routes, as such streets are reconstructed.	Public Works	<b>Ongoing</b>

<b>Plans and Studies</b>			
<b>3.1</b>	Advocate for a reallocation and expansion of the City's Urban Sewer Service Area Boundary by the WisDNR.	Public Works	<b>2005</b>
<b>3.2</b>	Complete the location study for the Downtown transfer station and implement its recommendations.	Transit	<b>2006</b>
<b>3.3</b>	Prepare or update two neighborhood plans.	Planning	<b>2006-2007</b>

## Plan Implementation

<b>3.4</b>	Help prepare an area master plan for: (1)the vicinity of UW-EC and Sacred Heart Hospital; and (2)Luther-Midelfort (Mayo) Hospital and vicinity.	Community Development	<b>2007</b>
<b>3.5</b>	Develop a comprehensive pedestrian/bicycle plan.	Public Works/ Multi-Modal Advisory Committee	<b>2007</b>
<b>3.6</b>	Study and plan for redevelopment of the west bank of the Chippewa River north and south of Madison Street.	Redevelopment Authority	<b>2007</b>
<b>3.7</b>	Develop a City-wide bicycle route system plan.	Public Works/ Multi-Modal Advisory Committee	<b>2007</b>
<b>3.8</b>	Prepare a Downtown parking management plan.	Public Works	<b>2008</b>
<b>3.9</b>	Complete an access justification study for a new I-94 interchange at Cameron, secure state and federal approval, and begin preserving ROW for a future interchange.	Engineering	<b>2008- 2010</b>
<b>3.10</b>	Study the need for and feasibility of a community indoor recreation center that may include an ice sheet and aquatic park.	Parks	<b>2008- 2010</b>
<b>3.11</b>	Study the elimination of the one-way traffic movement on South Barstow and Graham Streets prior to reconstructing the South Barstow streetscape.	Engineering	<b>2008</b>

<b>Codes and Ordinances</b>			
<b>4.1</b>	Amend the Subdivision Code to provide consistency with the <i>Comprehensive Plan</i> .	Planning	<b>2005</b>
<b>4.2</b>	Strengthen the <i>Multi-Family Housing Design Guidelines</i> and incorporate them into the Zoning Ordinance.	Planning	<b>2005</b>
<b>4.3</b>	Consider an amendment to Section 2.64 of the City Code of Ordinances to provide for Waterways and Parks review of development proposals for land adjacent to parks and greenways that is separated from such areas by a public right-of-way.	Planning	<b>2006</b>
<b>4.4</b>	Amend the Zoning Ordinance to provide consistency with the <i>Comprehensive Plan</i> .	Planning	<b>2006</b>
<b>4.5</b>	Consider adoption of regulations protecting steep slopes and major wooded areas.	Planning	<b>2006</b>
<b>4.6</b>	Amend the Zoning Ordinance to include regulatory incentives for infill projects compatible with older neighborhoods and historic districts.	Planning	<b>2006</b>
<b>4.7</b>	Amend the Zoning Ordinance to allow existing residential neighborhoods to make accommodations for nonconforming structures due to setback and area.	Planning	<b>2006</b>
<b>4.8</b>	Amend the Zoning Ordinance to allow non-industrial land uses in business parks.	Planning	<b>2007</b>
<b>4.9</b>	Consider adoption of regulations limiting outdoor lighting consistent with Dark Sky standards.	Planning	<b>2007</b>
<b>4.10</b>	Amend the Zoning Ordinance to include regulatory incentives for in-fill projects compatible with older neighborhoods and historic districts.	Planning	<b>2007</b>

Plan Implementation

<b>4.11</b>	Consider adoption of an ordinance requiring parkland or cash dedication.	Parks	<b>2008</b>
-------------	--	-------	-------------

<b>Joint Efforts</b>			
<b>5.1</b>	Encourage the Chippewa Valley Regional Airport to plan its facilities cooperatively with the City and give due consideration to the adjacent neighborhood.	City Manager	<b>Ongoing</b>
<b>5.2</b>	Host a meeting at least annually with Chippewa and Eau Claire Counties and the nearby cities, villages, towns, and school districts to discuss land use and development issues.	Planning	<b>2005 Ongoing</b>
<b>5.3</b>	Initiate efforts among local jurisdictions to update zoning ordinances and related development regulations to provide consistent standards in the Extraterritorial Review Area compatible with the <i>Comprehensive Plan</i> .	Planning	<b>2005</b>
<b>5.4</b>	Seek to negotiate cooperative boundary plans with nearby towns to ensure reliable implementation of the City's growth management strategy.	Planning/To Be Determined	<b>2005- 2010</b>
<b>5.5</b>	Continue to promote an Eau Claire alternative as part of the Midwest Regional Rail System.	Planning	<b>2005- 2010</b>
<b>5.6</b>	Initiate or actively participate in joint intergovernmental planning for the future land use for specific growth locations and corridors in the Urban Sewer Service Area.	Planning	<b>2005- 2010</b>
<b>5.7</b>	Initiate efforts among local governments in the Chippewa Valley to implement a regional transit authority.	Transit Commission	<b>2006</b>
<b>5.8</b>	Seek cooperative agreements with the towns, counties, and WisDNR regarding utilities staging.	Public Works	<b>2006</b>
<b>5.9</b>	Petition the WisDNR to amend the Urban Sewer Service Area boundary.	Public Works	<b>2006</b>
<b>5.10</b>	Complete joint feasibility study of an expanded County Courthouse complex that includes adequate space for the City Police Department.	Police	<b>2006</b>
<b>5.11</b>	Initiate a regular schedule of meetings of planning officials to discuss metropolitan planning and growth issues.	Planning	<b>2006</b>
<b>5.12</b>	Initiate efforts to establish a coordinated or joint review process for developments in the Extraterritorial Review Area.	Planning	<b>2006</b>
<b>5.13</b>	Convene a meeting of area jurisdictions to consider the creation of a metropolitan advisory commission on intergovernmental cooperation.	City Manager	<b>2006</b>
<b>5.14</b>	Support the efforts of Chippewa and Eau Claire Counties to adopt and implement county comprehensive plans.	Planning	<b>2006- 2010</b>
<b>5.15</b>	Cooperate with nearby communities, the counties, and WisDNR to prepare a regional surface water management plan.	Public Works	<b>2007</b>
<b>5.16</b>	Convene initial discussions and studies by area officials and community stakeholders to address metropolitan Smart Growth issues.	Planning	<b>2007</b>



## Plan Implementation

<b>5.17</b>	Sponsor a joint training workshop for members of local plan commissions and advisory boards in the metropolitan area.	Planning	<b>2007</b>
<b>5.18</b>	Seek amendments to County zoning regulations to provide consistency with the City <i>Comprehensive Plan</i> .	Planning	<b>2008</b>

<b>Capital Improvements</b>			
<b>6.1</b>	Acquire new park sites consistent with the <i>Comprehensive Plan</i> .	Parks	<b>Ongoing</b>
<b>6.2</b>	Acquire land along the rivers, Half Moon Lake, and Otter Creek for public parks, plazas, walkways, bicycling paths, overlooks, and riparian protection.	Parks	<b>Ongoing</b>
<b>6.3</b>	Extend utilities to serve an additional 80-120 acres in the Gateway Industrial Park.	Public Works	<b>2005</b>
<b>6.4</b>	Coordinate with WisDOT to complete U.S. 53 Freeway from STH 93 to STH 29.	Public Works	<b>2005-2006</b>
<b>6.5</b>	Complete Clairemont Avenue Bicycle and Pedestrian Trail from Hastings Way to the Chippewa River.	Public Works	<b>2006</b>
<b>6.6</b>	Complete Hastings Way reconstruction from Birch Street to STH 93.	Public Works	<b>2006</b>
<b>6.7</b>	Complete Galloway Street extension from Hastings Way east to Birch Street.	Public Works	<b>2006</b>
<b>6.8</b>	Complete West Side corridor from Bellinger Street to Old Wells Road.	Public Works	<b>2006-2007</b>
<b>6.9</b>	Complete Eau Claire River bridge by extending Birch Street from CTH Q to Hwy. 53 interchange in Altoona.	Public Works	<b>2006</b>
<b>6.10</b>	Complete Gateway Drive from East Hamilton Avenue to USH 12.	Public Works	<b>2010</b>
<b>6.11</b>	Identify and acquire land for a soccer and softball complex.	Parks	<b>2010</b>
<b>6.12</b>	Build a new soccer and softball complex	Parks	<b>2015</b>